



The Next Generation. For Every Generation.™

Frequently Asked Questions

What is the next generation of Enterprise Green Communities?

The next generation of Enterprise Green Communities has two parts. First, it is a five-year, \$4 billion commitment to take to scale our lessons learned from the last five years and to green everything we do. It includes the following:

- The development of a national protocol for retrofitting existing buildings being piloted in Boston, New York, San Francisco, Ohio and Portland, Ore.
- The development of a data platform to track operational (water, energy usage, carbon emissions and indoor air quality) and financial metrics for buildings to ensure they perform as expected.
- The development of retrofit fund(s) that will be loaned to existing multifamily building owners for energy- and water-reduction capital purchases, such as boilers, water heaters, improved insulation and other enhancements that will reduce the consumption of energy and potable water usage as well as improve indoor air quality.
- The development of green equity funds, such as the new Enterprise Green Communities West Coast Equity Fund, which offer financial institutions, developers and other investors' a pathway to target their capital to develop more sustainable communities.
- Enterprise Green Communities New Markets Tax Credit Program, which enhances financing for commercial and mixed-use developments that have a demonstrable community impact.
- The Enterprise Green Communities Offset Fund, which raises charitable contributions to purchase additional carbon emissions reductions from developers creating healthy, energy-efficient affordable homes for people in need.
- Enterprise Homes, Enterprise's regional developer of affordable and mixed-income rental and homeownership communities, which builds all developments to meet or exceed the Enterprise Green Communities Criteria.
- Multifamily debt and equity financing that capitalizes energy, water and health improvements.

Second, the next generation of Enterprise Green Communities is a call to action for America's public, private and nonprofit sectors to make all affordable housing – new and existing – green by 2020.

Why is the next generation of Enterprise Green Communities so focused on retrofitting existing buildings?

Our initial five years of Green Communities started with a focus on greening Low-Income Housing Tax Credit investments, most of which went to newly constructed affordable housing. We have learned how to green new and substantially rehabilitated housing and have made significant progress also greening moderately rehabilitated housing through the implementation of the Green Communities Criteria. The next generation of Enterprise Green Communities is focused on retrofitting because there are more than 30 million households living in substandard housing conditions. Anything that can be done to make these buildings healthier and more water conserving and energy efficient will greatly improve the lives of residents.

In addition, existing buildings emit 21 percent of total U.S. CO2 emissions. Much can be done through the installation of energy efficiency measures to reduce emissions while also reducing operating costs. Also, retrofitting is inherently green. Recent calculations indicate that it takes approximately 65 years for an energy-efficient new building to save the amount of energy lost in demolishing an existing building. Based on these reasons, we know that we need specific tools and a unique program to retrofit existing properties. Enterprise is uniquely positioned to fill this role.

How will the next generation of Enterprise Green Communities fill this retrofit role?

Enterprise's focus is on assembling the multiple components needed for a retrofit – from an initial building performance assessment, to construction bidding, to installation and to securing subsidy and financing improvements. In short, we will provide a turnkey retrofit solution for building owners.

What is the study, *Incremental Cost, Measurable Savings: Enterprise Green Communities Criteria*, about?

This study answers the two hotly debated questions: How much does it cost to meet the Enterprise Green Communities Criteria, and what are the financial cost savings? Detailed answers to those questions are now available from a study of 27 Green Communities projects conducted by Enterprise Community Partners. You can download the study at www.enterprisenextgen.org.

How are Enterprise and Enterprise Green Communities related?

Enterprise Green Communities is Enterprise's commitment to creating green affordable housing and community and commercial buildings nationwide. Enterprise wants everything it touches to be green by 2013.

Where does the \$4 billion come from?

Enterprise raises capital from government partners, individual supporters, foundations, corporations and financial institutions interested in bringing the health, economic and environmental benefits of green building into low-income communities nationwide. Enterprise works with the federal government on policy issues and often works as a partner on local developments with state and federal agencies such as HUD.

Why is Enterprise launching the next generation of Green Communities now?

We spent the first five years of this initiative learning what works and piloting solutions to get it done. Now it's time to take that learning to scale and make all affordable housing in the United States green. The need is urgent and the benefits are clear. Enterprise has the experience and expertise to deliver the health, economic and environmental benefits of green affordable housing to communities across the country. With a national agenda focused on correcting the housing crisis and transitioning to a green economy, greening all affordable housing – both new and existing – is more important than ever, and the time for action is now.

What communities will the next generation of Enterprise Green Communities affect?

While Enterprise operates nationwide, much of the next generation of Green Communities will focus on the eight Enterprise Impact Markets: Washington, D.C.; New York City; Baltimore; Los Angeles; San Francisco; Ohio; the Pacific Northwest (Washington and Oregon) and the Gulf Coast.

Which partners are affirming their partnership with Enterprise and leading the way to support the next generation of Enterprise Green Communities?

The partners affirming their partnership with Enterprise and leading the way to support the next generation of Enterprise Green Communities are: Bank of America, Citi, JPMorgan Chase, Living Cities, Surdna Foundation, The Home Depot Foundation, The Kendeda Fund, The Kresge Foundation and The Oak Hill Fund.

What are the Enterprise Green Communities Criteria?

The Green Communities Criteria are the nation's only comprehensive framework for bringing the health, economic and environmental benefits of green to affordable housing — to date, nearly 16,000 homes in 360 projects around the country meet the Criteria. The Green Communities Criteria have been adopted by HUD as a requirement for capital grant funding for public housing authorities. The states of Minnesota, Washington and Iowa, along with the cities of San Francisco, Cleveland, Miami, Denver and the District of Columbia also have adopted the Enterprise Green Communities Criteria. Many others, such as Cambridge, Mass., are in the process of adopting the Criteria. In addition, at least 40 state housing finance agencies have adopted portions of the Green Communities Criteria as part of their scoring systems for awarding allocations of Low-Income Housing Tax Credits.

How did Enterprise Green Communities begin?

Enterprise launched Green Communities in 2004 as a five-year, \$555 million initiative to create 8,500 green homes and usher green affordable housing into the mainstream. We exceeded our own goals by investing more than \$700 million in nearly 16,000 green affordable homes. The next generation of Enterprise Green Communities will work to scale our efforts nationwide.